

AGENDA
ZONING REVIEW BOARD
THURSDAY, SEPTEMBER 9, 2004
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR

NEW CASES:

Z-04-80 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **1020 Custer Avenue, S.E.** fronting 160 feet on the northern side of Custer Avenue 275 feet from the northwest corner of Woodland Avenue. Depth: Varies; Area: 1.78 acres; Land Lot 9, 14th district, Fulton County.

OWNER: YOON-JOO KIM HARTIGAN

APPLICANT: YOON-JOO KIM HARTIGAN

NPU-W COUNCIL DISTRICT 1

Z-04-81 – An Ordinance to rezone from the R-2A (Single-Family Residential) and the RG-2 (Residential General-Sector 2) District, to the PD-H (Planned Development-Housing) District, property located at **2440 Peachtree Road (a.k.a. 2440 & 2450) and the rear of 2475 Rivers Road (a.k.a. 2505), N.W.** fronting 199.22 feet on the west side of Peachtree Road 1087.15 feet from the southwest corner of Muscogee Avenue. Depth: Varies; Area: Approximately 2.287 acres; Land Lot 112, 17th District, Fulton County, Georgia.

OWNER: LYSTRA, LLC

APPLICANT: THE CARTER REAL ESTATE FUND I, LLC

BY: CARL E. WESTMORELAND, JR., ESQ.

NPU-B COUNCIL DISTRICT 7

Z-04-82 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the C-2 (Commercial Service) District, property located at **2360 Perkerson Road and 646-658 Avery Road, S.W.,** Tract 1 fronting 102.15 feet on the east side of Perkerson Road beginning approximately 380 feet from the southeast corner of Avery Road; Tract 2 fronting 150.06 feet on the south side of Avery Road approximately 440.19 feet from the southwest corner of Metropolitan Pkwy, and Tract 3 fronting 148.30 feet on the south side of Avery Road 590.25 feet from the southwest corner of Metropolitan Pkwy. Depth: Varies; Area: 2.543 acres (all tracts); Land Lot 102, 14th District, Fulton County, Georgia.

OWNERS: SHIRLEY S. BALL, MICHAEL C. MANLEY & JOHN E. BOYD

APPLICANT: DALTON HUMPHREY

NPU-X COUNCIL DISTRICT 12

Z-04-87 – An Ordinance to rezone from the PD-H (Planned Development-Housing) District and R-3 (Single-Family Residential) Districts to the PD-H (Planned Development-Housing) District, property located at **908-930 Canterbury Road, N.E.** fronting approximately 379.62 feet on the northeasterly side of Canterbury Road beginning 741.09 feet from the northwest corner of Lenox Road, N.E. Depth: Varies; Area: Approximately 1.55 acres; Land Lots 6 & 7, 17th District, Fulton County, Georgia.
OWNERS: JASON SHYR AND JOHN LETOURNEAU
APPLICANT: MATT BRUNN
NPU-B COUNCIL DISTRICT 7

U-04-13 – An Ordinance granting a Special Use Permit for a Day Care Facility (for Elders) (Section 16-05.005(1)(b)), property located at **578 Lynn Circle, S.W.** fronting 110 feet on the northwesterly side of Lynn Circle beginning 204.3 feet from the northeast corner of Lynhurst Drive. Depth: Varies; Area: 0.4050 acres; Land Lot 235, 14th District, Fulton County, Georgia.
OWNER: TRINITY AME CHURCH, INC.
APPLICANT: TRINITY COMMUNITY IMPROVEMENT CORPORATION
NPU-I COUNCIL DISTRICT 10

DEFERRED CASES:

Z-04-44 – An Ordinance to rezone from the R-1 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **1671 West Paces Ferry Road, N.W.**, fronting approximately 331.62 feet on the north side of West Paces Ferry Road beginning at the northwest corner of Nancy Creek Road. Depth: Varies; Area: 11.232 acres; Land Lot 217 and 218, 17th District, Fulton County, Georgia.
OWNER: NANCY CREEK OVERLOOK, LLC
APPLICANT: SAME
BY: CARL E. WESTMORELAND, JR., ATTORNEY
NPU-A COUNCIL DISTRICT 8